

To date, ATXI has been unsuccessful in obtaining an easement from TJ Heritage, LLC. TJ Heritage, LLC is the owner of approximately a 216-acre parcel located along the River to Quincy segment in Adams County, Illinois. The parcel at issue has been designated internally as A\_ILRP\_RQ\_AD\_019. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact Mr. Heritage, or his attorney or his representative, to acquire an easement on approximately 25 occasions, including 12 phone calls, 8 voicemails, 4 letters, and 1 in-person visit.

ATXI and Mr. Heritage had several productive conversations between October and December 2013, during which ATXI made an offer to purchase the transmission line easement and Mr. Heritage responded with questions regarding the appraisal on which the offer was based. Mr. Heritage informed ATXI representatives that he believed the compensation offer was too low, based on two other recent land sales in the area.

Other than those two recent sales, Mr. Heritage has not substantiated his assessment of his parcel of land. Mr. Heritage has not made a formal counteroffer or provided any appraisal of his parcel. In contrast, ATXI provided Mr. Heritage with an independent appraisal based on eight sales of comparable vacant properties in nearby rural areas. And ATXI offered Mr. Heritage compensation based on that appraised value for the land encumbered by the easement. However, the parties remain significantly apart in their view of adequate compensation for the easement crossing this property. Additionally, Mark Goehl, Mr. Heritage's relative, recently informed the land agent that ATXI was to stay off this property.

Given this disparity between the parties with respect to the appropriate level of compensation, and the lack of continuing communication, the parties are unlikely to resolve their differences. Therefore, eminent domain authority for this landowner is requested.

**ATXI Exhibit 1.4**  
**Part C**

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
A_ILRP_RQ_AD_019-ROW	20-0-1886-001-00	TJ Heritage LLC	3709 Fielding Drive Springfield, Illinois 62711-6272	53.66 acres of land, more or less, being a part of the S1/2 of the NE1/4 and a part of the SE1/4 of S35, T2S of the Base Line, R9W of the Fourth Principal Meridian, Adams County, Illinois, more particularly described in that certain Quit Claim Deed dated November 3, 2011, from Tracy R. Hendricks and Jennifer Hendricks to TJ Heritage, LLC, an Illinois Limited Liability Company, recorded under 2011R-10414, Deed Records, Adams County, Illinois, less and except any conveyances heretofore made.

TJ Heritage  
A\_ILRP-RQ-AD-019  
**Agent Checklist with Landowner**  
Attorney

ATXI Exhibit 1.4  
Part C

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 3/18/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Christ K. HollenKamp ☒

# Adams County, IL

Adams, IL

Tax ID: 200188600100



## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.0275 0.055 0.11 0.165 0.22 0.275 Miles

HENDRICKS, TRACY & JENNIFER

Tract No.:A\_ILRP\_RQ\_AD\_019

Date: 3/20/2014

EXHIBIT "A"

A 3.524 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TJ HERITAGE, LLC, RECORDED IN DOCUMENT NO. 2011R-10414 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND WITH A YELLOW CAP AT THE NORTHEAST CORNER OF SAID SOUTH 1/2, FROM WHICH A 4-INCH IRON PIPE FOUND WITH A BRASS CAP STAMPED "T2S R9W 1914" AT THE NORTHEAST CORNER OF SAID SECTION 35 BEARS NORTH 01 DEGREES 47 MINUTES 47 SECONDS EAST, A DISTANCE OF 1,350.47 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1164920.14, E:1951101.07;

**THENCE** SOUTH 01 DEGREES 47 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

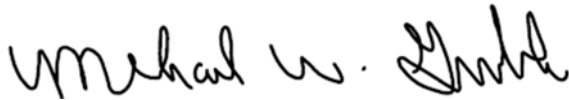
**THENCE** NORTH 88 DEGREES 00 MINUTES 05 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,019.64 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TJ HERITAGE TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO LINDA HENDRICKS, RECORDED IN BOOK 705, PAGE 4909 AND BOOK 510, PAGE 849, D.R.A.C.I.;

**THENCE** NORTH 03 DEGREES 20 MINUTES 10 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 37.96 FEET TO A POINT FOR CORNER AT A COMMON ANGLE POINT OF SAID TJ HERITAGE TRACT AND SAID HENDRICKS TRACT;

**THENCE** NORTH 00 DEGREES 39 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 112.24 FEET TO A 1-INCH IRON PIPE FOUND WITH A YELLOW CAP AT THE NORTH COMMON CORNER OF SAID TJ HERITAGE TRACT AND SAID HENDRICKS TRACT IN THE NORTH LINE OF SAID SOUTH 1/2;

**THENCE** SOUTH 88 DEGREES 00 MINUTES 05 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,025.28 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 153,517 SQUARE FEET OR 3.524 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

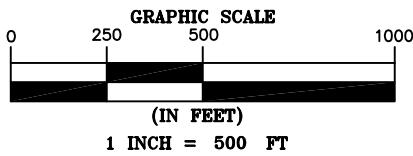


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NUMBER 035-002683, STATE OF ILLINOIS  
SURVEYING AND MAPPING, INC.  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475, STATE OF ILLINOIS



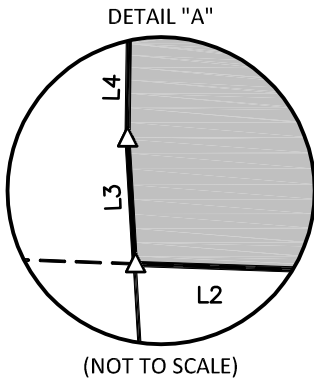
DATE: 01/30/2014





# EXHIBIT "A"

## ATXI Exhibit 1.4 Part C



SECTION 35  
TOWNSHIP 2S  
RANGE 9W

TRACT 1  
TOP NOTCH FARMS, LLC  
DOCUMENT NO. 2012R-14644  
DOCUMENT NO. 2012R-14653  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_010

P.O.R.  
4" IRON PIPE FOUND WITH A  
BRASS CAP STAMPED "T2S R9W  
1914" NORTHEAST CORNER  
SECTION 35

BRECKENKAMP FARMS L.L.C.  
BOOK 709, PAGE 3444  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_022

P.O.B.  
GRID COORDINATES  
N:1164920.14  
E:1951101.07

COUNTY HIGHWAY 21

LINDA HENDRICKS  
BOOK 705, PAGE 4909  
BOOK 510, PAGE 849  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_016

SEE DETAIL "A"

PROPOSED 150'  
WIDE EASEMENT  
3.524 ACRES  
(153,517 S.F.)

TJ HERITAGE, LLC  
DOCUMENT NO. 2011R-10414  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_019

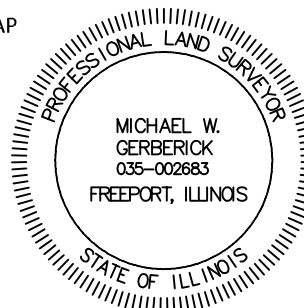
NETA H. POTTLE  
TRUSTEE UNDER  
TRUST AGREEMENT  
DATED DECEMBER 13, 1985  
BOOK 510, PAGE 568  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_020

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S01°47'47"W	150.00'
L2	N88°00'05"W	1019.64'
L3	N03°20'10"W	37.96'
L4	N00°39'02"E	112.24'
L5	S88°00'05"E	1025.28'

### LEGEND

- D.R.A.C.I. DEED RECORDS  
ADAMS COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE
- 1" IRON PIPE FOUND WITH A YELLOW CAP  
(UNLESS OTHERWISE NOTED)  
1/2" IRON ROD FOUND  
WITH A YELLOW CAP  
CALCULATED POINT
- 2 | 1  
11 | 12 TYPICAL SECTION CORNER
- SECTION LINE  
SUBJECT PROPERTY LINE  
PROPERTY LINE  
PROPOSED EASEMENT CENTERLINE  
PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-02683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

### NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 01/30/2014  
SCALE: 1"=500'  
TRACT ID: A\_ILRP\_RQ\_AD\_019  
DRAWN BY: NAS



150' TRANSMISSION  
LINE EASEMENT  
RIVER TO QUINCY  
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 9 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
ADAMS COUNTY, ILLINOIS